

PUBLIC HEARING--December 15, 1965

Appeal #8490 Virginia Page Gore, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy requirements and side yard requirements of the R-1-B District to permit erection of an open porch and arbor at second floor level at 1825 - 24th St. N.W., lot 45, square 2519, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 50 feet on 24th Street and a depth of 100 feet along Bancroft Place, being a corner lot. The lot contains an area of 5000 square feet of land.

(2) Appellant's property is improved with a detached dwelling having a side yard of ten feet on the north side of the lot and on the building line of Bancroft Place.

(3) Appellant proposes to erect an open arbor with a slatted roof over which will extend to the lot line on the north side of the lot at the approximate rear of the building. She also proposes to erect an open deck porch on the rear of the lot. Both additions will be at the second story level.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. In view of these additions being open with slats over the arbor it is our opinion that light and air to adjoining properties will not be affected adversely.

In view of the above it is our further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as provided by the zoning regulations and map.